

**CITY OF BRENHAM  
PLANNING AND ZONING COMMISSION MINUTES  
December 16, 2019**

*The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

A regular meeting of the Brenham Planning and Zoning Commission was held on December 16, 2019 at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chair  
Dr. Deanna Alfred, Vice Chair  
Calvin Kossie  
Nancy Low  
Marcus Wamble

Commissioners absent:

Leroy Jefferson (excused - ill)  
Lynnette Sheffield (excused)

Staff present:

Stephanie Doland, Development Services Director  
Shauna Laauwe, Project Planner  
Kim Hodde, Planning Technician

Citizens present:

Josh Blaschke (KWHI)	
Gabbi Berry	Jason Gaertner
M. J. Le Bleu	Samantha Medve
Carol Blum	Randy Hodde
Herbert & Diane Faske	Dan Brouillette
Mike Wirtz	Donny Roberts
Justin Tomachefsky	

**1. Call Meeting to Order**

Chairman Behrens called the meeting to order at 5:15 pm with a quorum of five (5) Commissioners present.

**2. Public Comments**

There were no public comments.

**3. Reports and Announcements**

There were no reports.

## CONSENT AGENDA

### 4. Statutory Consent Agenda

The Statutory Agenda includes non-controversial and routine items that the Commission may act on with one single vote. A Commissioner may pull any item from the Consent Agenda in order that the Commission discuss and act upon it individually as part of the Regular Agenda.

#### 4-a. Minutes from the November 25, 2019 Planning and Zoning Commission Meeting

Chairman Behrens asked for any corrections or additions to the minutes as presented. A motion was made by Commissioner Alfred and seconded by Commissioner Wamble to approve the minutes from the November 25, 2019 meeting, as presented. The motion carried unanimously.

## REGULAR MEETING

### 5. Public Hearing, Discussion and Possible Action on Case No. P-19-044: Replat of Lot 2 and Lot 3 of the Little Sandy Subdivision to create Lots 2A, 3A, 3B and 3C of the Little Sandy Subdivision, consisting of four residential lots containing approximately 2.787 acres of land located east of North Dixie Street in Brenham, Washington County, Texas.

Shauna Laauwe presented the staff report for Case No. P-19-044 (on file in the Development Services Department). Ms. Laauwe stated that the subject property comprises of a total of 2.787 acres and is located north of West Main Street and the east side of North Dixie Street. The Owner/Applicant requests approval of a Replat of Lots 2 and 3 of the Little Sandy Subdivision for further development of this property. An existing lot (Lot 2) is being reconfigured into a more developable rectangular lot and existing Lot 3 will be split into three lots (Lots 3A, 3B, and 3C). Lots 3A and 3B will be approximately 0.2 acres each and front onto North Dixie Street. The remainder, Lot 3C comprises of 2.193 acres of land that has a large portion within the Approximate Special Flood Hazard Area (Zone AE). There were no citizen comments received prior to the meeting. Engineering and Development Services have reviewed the proposed plat for compliance with the City of Brenham's applicable regulations and ordinances and recommends approval.

Chairman Behrens opened the Public Hearing at 5:20 pm and asked for any public comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:21 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Low to approve the Replat of Lot 2 and Lot 3 of the Little Sandy Subdivision to create Lots 2A, 3A, 3B and 3C of the Little Sandy Subdivision, as presented. The motion carried unanimously.

### 6. Public Hearing, Discussion and Possible Action on Case No. P-19-045: Replat of Lot 1, Block 1 of the George Henry Subdivision to create Lot 1A and Lot 1B, Block 1 of the George Henry Subdivision, consisting of two residential lots containing approximately 0.396 acres of land located northeast of the intersection of Kerr Street and Pecan Street in Brenham, Washington, Texas.

Shauna Laauwe presented the staff report for Case No. P-19-045 (on file in the Development Services Department). Ms. Laauwe stated that the Owner/Applicant requests approval of a Replat of Lot 1,

Block 1 of the George Henry Subdivision for further development of this property. The Replat divides Lot 1, Block 1 (which is 150' x 115') into two lots designated Lot 1A (88' x 115' – 10,000 square feet) and Lot 1B (62' x 115' – 7,100 square feet) that are 0.232-acres and 0.164-acres, respectfully. No additional easements were required with the replat. One citizen comment was received against the replat due to small lot size. [Note: both proposed lots meet the City of Brenham's minimum lot requirements] Engineering and Development Services have reviewed the proposed replat for compliance with the City of Brenham's applicable regulations and ordinances and recommends approval.

Chairman Behrens opened the Public Hearing at 5:22 pm and asked for any public comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:23 pm.

A motion was made by Commissioner Wamble and seconded by Commissioner Kossie to approve the Replat of Lot 1, Block 1 of the George Henry Subdivision to create Lot 1A and Lot 1B, Block 1 of the George Henry Subdivision, as presented. The motion carried unanimously.

**7. Discussion and Possible Action on Case No. P-19-047: Replat of Lot 1 of the Blue Bell Subdivision, Section II, consisting of one lot containing approximately 34.659 acres of land located at 1101 South Blue Bell Road in Brenham, Washington, Texas.**

Shauna Laauwe presented the staff report for Case No. P-19-047 (on file in the Development Services Department). Ms. Laauwe stated that the applicant requests approval of a replat of Lot 1 of the Blue Bell Subdivision, Section 2 to include a 1.871-acre parcel of land recently acquired. This plat also vacates a portion of a 20-foot City of Brenham utility easement that ran along the southern property line of the newly acquired parcel in order to redirect it to a new 15-foot utility easement that is adjacent and perpendicular to the vacated easement. Engineering and Development Services have reviewed the proposed replat for compliance with the City of Brenham's applicable regulations and ordinances and recommends approval.

A motion was made by Commissioner Low and seconded by Commissioner Alfred to approve the Replat of Lot 1 of the Blue Bell Subdivision, Section II, as presented. The motion carried unanimously.

**8. Discussion and Possible Action on Case No. P-19-048: Preliminary Plat of the Prairie Lea Cemetery, being 29.30 acres of land out of the Phillip H. Coe Survey, A-31 in Brenham, Washington County, Texas.**

Shauna Laauwe presented the staff report for Case No. P-19-048 (on file in the Development Services Department). Ms. Laauwe stated that the applicant/owner requests approval of a Preliminary Plat of Prairie Lea Cemetery that comprises of 29.30-acres in order to allow for the expansion of the existing Brenham Cemetery. The subject site has not previously been platted and thus, the Preliminary Plat and subsequent Final Plat is required for future development. Engineering and Development Services have reviewed the proposed preliminary plat for compliance with the City of Brenham's applicable regulations and ordinances and recommends approval.

A motion was made by Commissioner Wamble and seconded by Commissioner Alfred to approve the Preliminary Plat of the Prairie Lea Cemetery, as presented. The motion carried unanimously.

**9. Public Hearing, Discussion and Possible Action on Case No. P-19-046: A request by Pierre Roberts, Jr., Charles Duncan, Jr., Donald Roberts, Gary Roberts, and Herbert Faske for an Amendment to the City of Brenham’s Official Zoning Map of the Code of Ordinances to change the zoning from a Commercial Research and Technology Use District (B-2) to a Planned Development District (PD) on an approximately 72.7-acre tract of land out of the Arrabella Harrington Survey located east of the intersection of W. Blue Bell Road (FM-577) and State Highway 36, in Brenham, Washington County, Texas.**

Stephanie Doland presented the staff report for Case No. P-19-046 (on file in the Development Services Department). Ms. Doland stated that this is a request for a Planned Development District. The property owners are the Pierre Roberts, Jr., Charles Duncan, Jr., Donald Roberts, Gary Roberts and Herbert Faske. The applicant is Phillip Bargas on behalf of DR Horton. The current use of the land is vacant undeveloped land. The future land use map designation shows this property as a combination of Commercial Retail and Single-Family Residential. The property is currently zoned a combination of B-2 Commercial Research and Technology and R-1 Residential District.

A complete list of parameters for the Planned Development District known as the “Liberty Village PD” is included with the staff report on file in the Development Services Department.

Ms. Doland stated that the applicant began the PD discussion process with the intent to adhere to City Standards as closely as possible. When city standards could not be met, additional amenities were offered in accordance with the “Quality Neighborhood Design” excerpt of the recently adopted Comprehensive Plan: Historic Past, Bold Future: Plan 2040. City staff worked closely with DR Horton to ensure that the proposed neighborhood design and features would result in a well-planned, attractive neighborhood with amenities for both neighborhood residents and Brenham citizens in general. Ms. Doland stated that staff finds that the proposed PD meets the intent of the adopted Comprehensive Plan and Land Use Plan.

No formal citizen comments were received concerning the proposed rezoning, however adjacent residential properties currently adjacent to a private road expressed a request for right-of-way access to the subdivision. An email in support of the proposed rezoning was provided from Dr. Jackson (BISD) and provided to the Commission members.

On behalf of the applicant, Phillip Bargas gave a brief presentation on the project. In response to questions, Mr. Bargas and or Ms. Doland stated that:

- The immediate corner of Blue Bell and State Highway 36 will remain a commercial-zoned property.
- All access will be provided from Blue Bell Road or Burleson Street.
- For security, BISD will lock-down the pedestrian access from the Subdivision during school hours and only allow access to the school during morning drop-off and pick up hours.
- The masonry and house elevation requirements will be enforced by the HOA.
- There will be a 6’ wooden, screening fence between the subdivision and BISD property.
- This will be a 3-phase project.
- All house models are designed to fit on a 55- foot wide residential lot.
- Detention ponds will be located at the southeast and northeast corners.
- The applicant proposes to start construction in April 2020.
- The water, sewer and gas will be served by the City of Brenham.
- The electric will be served by Bluebonnet Electric Coop.
- The Fire Department and Public Works Department were consulted regarding the proposed street sizes.

- The proposed culs-de-sac and hammerhead design will be required to meet the International Fire Code requirements.

Chairman Behrens opened the Public Hearing at 6:06 pm and asked for any public comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 6:07 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Low to recommend approval of the request by Pierre Roberts, Jr., Charles Duncan, Jr., Donald Roberts, Gary Roberts, and Herbert Faske for an Amendment to the City of Brenham’s Official Zoning Map of the Code of Ordinances to change the zoning from a Commercial Research and Technology Use District (B-2) to a Planned Development District (PD) on an approximately 72.7-acre tract of land, as presented. The motion carried unanimously

**10. Adjourn.**

A motion was made by Commissioner Kossie and seconded by Commissioner Low to adjourn the meeting at 6:10 pm. The motion carried unanimously.

*The City of Brenham appreciates the participation of our citizens, and the role of the Planning and Zoning Commissioners in this decision-making process.*

Certification of Meeting Minutes:

<p><u><i>M. Keith Behrens</i></u>          Planning and Zoning Commission</p>	<p><u>M. Keith Behrens</u>          Chairman</p>	<p><u>January 27, 2020</u>          Meeting Date</p>
<p><u><i>Kim Hodde</i></u>          Attest</p>	<p><u>Kim Hodde</u>          Staff Secretary</p>	<p><u>January 27, 2020</u>          Meeting Date</p>